

Peter Dalton Ranch (~~Joseph Ferretto Ranch~~), Ferretto House  
9005 South Virginia Street  
Reno  
Washoe County  
Nevada

**HABS No.** NV-22-B

HABS  
NEV  
16-RENO,  
2B-

**PHOTOGRAPHS**

**WRITTEN HISTORICAL AND DESCRIPTIVE DATA**

Historic American Buildings Survey  
National Park Service  
Western Region  
Department of the Interior  
San Francisco, California 94107

3485  
NEV  
6-22/10  
26

HISTORIC AMERICAN BUILDING SURVEY

PETER DALTON RANCH (~~Joseph Ferretto Ranch~~), FERRETTO HOUSE  
HABS No. NV-22-B

Location: 9005 South Virginia Street, Reno, Washoe County, Nevada

U.S.G.S. Mt. Rose, NE Nevada Quadrangle (7.5') Universal  
Transverse Mercator Coordinates: 11/261275/4369745

Present Owner: Rose A. Ferretto, et al  
510 Toiyabe Street  
Reno, NV 89509

Present Occupant: caretaker

Present Use: ranching, storage

Significance: The Dalton-Ferretto Ranch is eligible to the National Register as a district; the four major buildings and the ten outbuildings located on approximately six acres with fencing, an orchard, and other landscape features form an intact late nineteenth century and early twentieth century ranch complex. This ranch is one of the few extant Truckee Meadows ranches. The ranch is eligible under criterion A.

Ranching was the major industry in the Truckee Meadows from shortly after gold was discovered on the Comstock until the middle of the twentieth century. At the turn-of-the-century, agriculture was the largest industry in Washoe County and Reno was the largest city in Nevada. The ranch was owned by Peter Dalton from 1870 to 1910 and Joseph Ferretto and family from 1912 to the present. Dalton cultivated hay and grain, raised cattle, and conducted a dairy. The Ferretto family, an important Italian family in the area, purchased the property in 1912 and Joseph Ferretto ran the ranch. The ranch produced mostly alfalfa and wheat and fed beef cattle during the winter.

This brick Craftsman Bungalow house was built in 1926 for Joseph Ferretto and his family. It is a typical house in northern Nevada during this time.

## **PART I. HISTORICAL INFORMATION**

### **A. Physical History**

1. **Date(s) of erection:** 1926.

2. **Architect:** Not known.

3. **Original and subsequent owners:**

References to the chain of title to the land upon which the structures stand are in the Office of the Recorder, Washoe County Courthouse, Reno, Nevada.

1868            Patent, December 14, 1868, recorded in Book A, p. 66 of Patents.  
U. S. Government to John S. Bowker.

1869            Water rights, July 2, 1869, recorded in Book 3, p. 19.  
John M. Hunter to John S. Bowker

1870            Deed, May 9, 1870, recorded in Book 3, p. 209.  
John S. Bowker to Peter Dalton  
(160 acres)

1900            Water rights, February 16, 1900, recorded in Book 21, p. 38.  
Jane Lake and the Washoe County Bank to Peter Dalton.  
(50 inches)

Water rights, April 3, 1900, recorded in Book 21, p. 133.  
Jane Lake and the Washoe County Bank to Peter Dalton.  
(10 inches)

1910            Deed, March 16, 1910, recorded in Book 37, p. 269.  
Peter Dalton and wife to Robert T. Wilkerson and wife

1912            Deed, December 4, 1912, recorded in Book 41, p. 244.  
Robert Wilkerson to Angelo Ferretto (Faretto), Joe Ferretto, and  
John Ferretto.

4. **Builder, contractor, suppliers:** Not known.

B. **Historical Context:** See overall ranch report, HABS No. NV-22.

## **PART II. ARCHITECTURAL INFORMATION**

### **A. General Statement**

1. **Architectural character:** This one story, red brick, hipped and gabled roofed Craftsman Bungalow is typical of Bungalows built in northern Nevada during this time period.

**2. Condition of fabric:** The house is in fair to good condition with a caretaker living in the house.

**B. Description of Exterior**

**1. Overall dimensions:** The house is rectangular-in-plan, approximately 30 feet by 48 feet with a side porch approximately 9 feet by 21 feet projecting from the north wall. A three quarter length front porch is approximately 7 feet by 25 feet.

**2. Foundations:** The poured concrete foundation extends two and half feet above the ground level.

**3. Walls:** The exterior walls are textured red brick laid in stretcher bond. The sill course is three bricks wide laid alternately horizontally and vertically. The openings have a two brick wide segmental arched head and a projecting brick sill. The gable ends are solid wood with widely spaced vertical battens.

**4. Structural system, framing:** The house is wood framed with 2 x 4 walls.

**5. Porches:** The gable fronted, three quarter length, front porch has a solid red brick balustrade and is screened. An off center wooden screen door is up five concrete steps and the porch has a concrete deck.

**6. Chimneys:** There are two red brick chimneys; one interior and one exterior along the south wall.

**7. Openings**

**a. Doorways and doors:** The front door is wooden with three thin vertical lights and three small square light above. It is framed within a segmental arched opening. The side door is wooden with a single light and has an aluminum storm and screen door.

**b. Windows and shutters:** All the windows are wood framed, double hung, sash, rectangular windows framed into segmental arched openings. The front facade has triple cottage windows with smaller upper sashes divided vertically and a single light bottom sash. The windows on the other three facades are similar to the front windows and include single and paired arrangements of double hung and a similar fixed single sash divided vertically. Similar small windows are set into the crawl space level.

**8. Roof**

**a. Shape, covering:** The medium pitched hipped roof has a gable roofed projection to the front covering the front porch and a gable roofed projection to the north covering the enclosed side porch. The roof covering was originally wood shingle but is currently dark colored asphalt shingles.

b. **Cornice, eaves:** The roof is finished with exposed rafter ends and has purlins finishing the gable ends.

C. **Description of Interior**

1. **Floor plans:** The living room and dining room are divided by a colonnade and run across the front of the house. A central hall runs from the living room to the kitchen and three bedrooms and a bath. Off the kitchen is the enclosed side porch and a half bath. See the sketch plan attached to this report.

2. **Flooring:** The current floor covering is linoleum in the kitchen and bathroom and carpet in the other rooms.

3. **Wall and ceiling finish:** The interior walls and ceiling are finished with smooth plaster. Most walls are covered with wallpaper.

4. **Openings**

a. **Doorways and doors:** The interior doors are painted wooden doors with a large single interior panel.

b. **Windows:** The front facade has triple cottage windows with smaller upper sashes divided vertically and a single light bottom sash. The windows on the other three facades are similar to the front windows and include single and paired arrangements of double hung and similar fixed single sash divided vertically. Similar small windows are set into the crawl space level. Two small windows frame the fireplace mantel in the living room.

5. **Decorative features and trim:** The living room has a simple all brick mantel with a painted wooden shelf and a small, floor level, brick hearth. Between the living room and dining room is a colonnade with tall bookcases and short elephantine square columns. The dining room has tall wall paneling topped with a plate rail. The panels are wallpapered. A cased opening with cap trim opens the kitchen to the dining room.

6. **Hardware:** The house has simple hardware.

7. **Mechanical equipment:** There is a oil fired forced air furnace in the crawl space. The house also has electricity and plumbing.

D. **Site**

1. **General setting and orientation:** The house sits facing east along South Virginia Street. A concrete walk leads from the street to the house. The house has a lawn and mature plantings and shrubs. A unpaved driveway is to the north of the house separated by a wire fence. Large cottonwood trees are to the south. Immediately to the west or rear of the house is the dairy/pump house. See the site plan for more information.

### PART III. SOURCES OF INFORMATION

A. Original Architectural Drawings: None Found

B. Early Views: None Found

C. Interviews:

Louise Ghiggeri Ferretto, wife of John Ferretto who was the brother of Joseph Ferretto. Interview conducted September 12, 1990. 1 PM. at her home 150 West Huffaker Circle, Reno, Nevada.

Genevieve Ferretto Golick, daughter of Joseph and Rose Ferretto. Mrs. Golick grew up on this ranch. Interview conducted September 12, 1990, 2:30 PM at her home at 510 Toiyabe, Reno, Nevada.

D. Bibliography

Census of State of Nevada. 1875 Volume 2, part 2, p. 681.

Davis, Sam P. The History of Nevada. Reno and Los Angeles: The Elms Publishing Company, 1913. p. 1014.

"Early Resident of Nevada Dead" Nevada State Journal. April 17, 1923.

"John P. Ferretto Family" Early Day Families Washoe County Bicentennial Commission. 1964.

"Local Teamster, Rancher, Joseph Ferretto, 91, Dies" Nevada State Journal. May 4, 1971. p. 8:1-2.

Nevada "The Silver State" Volume II. Carson City: Nevada. Western States Historical Publishers, Inc. 1969. p. 814-815.

Peckham, George E. "Reminiscences of an Active Life" Nevada Historical Society Papers. Reno, NV: A. Carlisle & Company. 1917-1920. p. 149.

Reno Evening Gazette, Aug. 29, 1904. p. 5:1.

Wren, Thomas. A History of the State of Nevada. New York, New York: The Lewis Publishing Company. 1904. p. 637-638.

### PART IV. PROJECT INFORMATION

The Nevada Department of Transportation is widening US 395 from Foothill Road, Reno, Nevada to the Patriot-Virginia Street Interchange, 0.93 miles to the north. The current five-lane stretch of highway will be expanded to

accommodate an additional two lanes. Curbs and gutters will be added to control the flow of water. Two complexes of potentially historic buildings within the project area were inventoried: four buildings on the Huffaker site and five buildings on the Ferretto site.

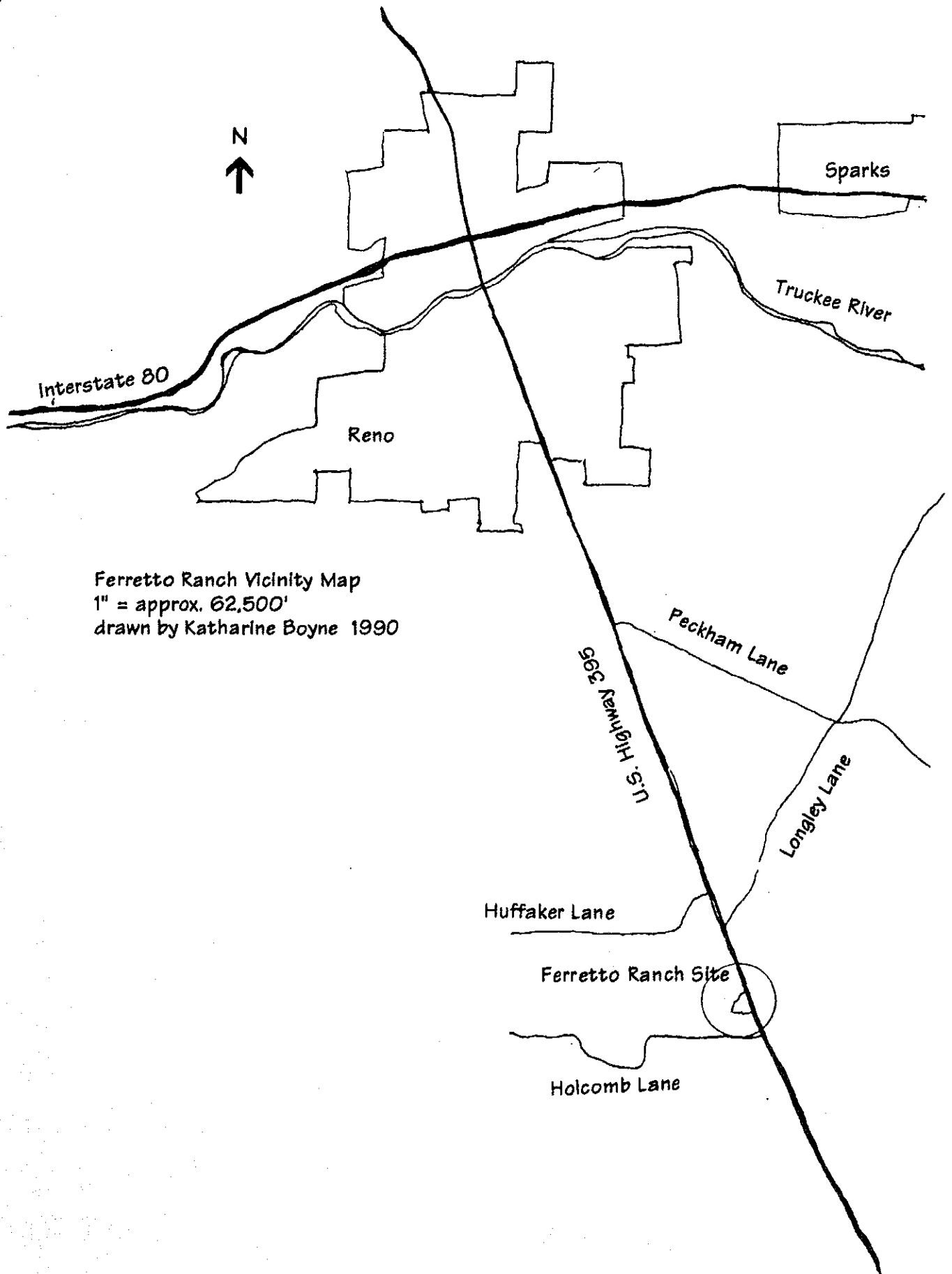
Upon completion of the inventory, it was determined that the Ferretto Ranch site was eligible to the National Register of Historic Places as a district. It was determined that the project adversely effected the potential historic district as the expansion of the U. S. Highway 395 along the east or front of the Ferretto Ranch came to within 43 feet of the 1926 brick Bungalow residence. The project alters relevant characteristics of the potential district and specifically alters characteristics of the 1926 residence that qualifies it to the National Register of Historic Places. A Memorandum of Agreement was entered into by the Advisory Council on Historic Preservation and the Federal Highway Administration with concurrence by the Nevada State Historic Preservation Officer and the Nevada Department of Transportation in May 1990 to mitigate the adverse effect by recording the property and planting landscape elements.

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**Date:** September 1990

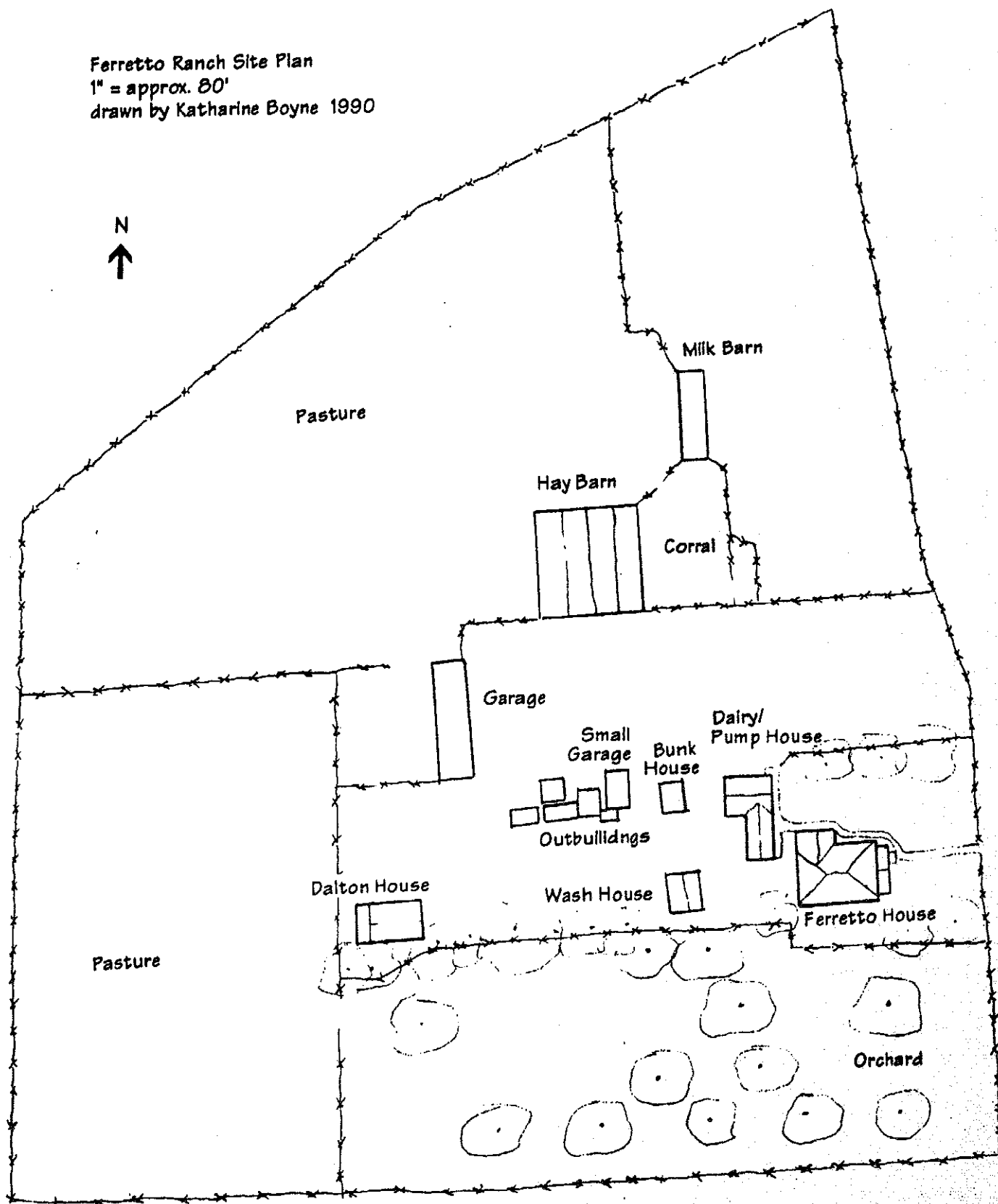
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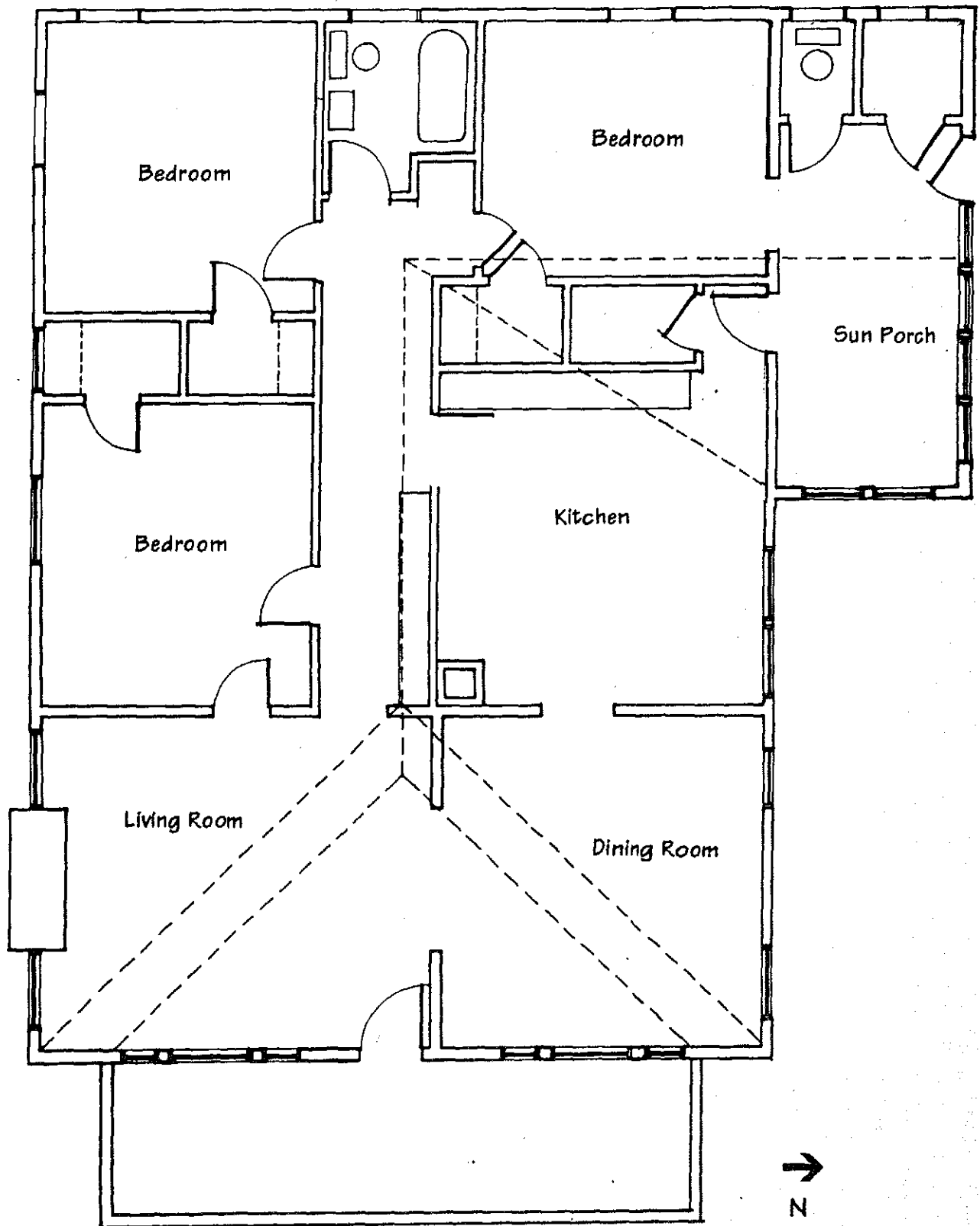


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Ferretto Ranch Site Plan  
1" = approx. 80'  
drawn by Katharine Boyne 1990



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Ferretto House - First Floor  
overall 30' by 48', side porch 9'  
by 21', front porch 7' by 25'  
drawn 1990